



DNRC Timber Appraiser



Appraisal Name	Top Secret
Appraisal Type	Sale
Area Office	SWLO
Date	2/27/2023

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$11.24	\$76.21	Harvest Unit	340 Acres
FI Fee	\$3.21	\$21.75	Net Conversion	6.78 Tons/Mbf
			NWLO	\$26.60 /Mbf
			SWLO	\$21.75 /Mbf
			CLO	\$8.20 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$125,798			
Estimated Sale Volume	11,192	Tons		
Total FI Payment	\$35,926			
5% Bid Deposit	\$6,290			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA Lumber 4th Q 22	Minimum Value
Ponderosa pine			\$733.63	\$0.00
Douglas-fir	1,638	12.8	\$640.05	\$124,835.22
Western larch			\$640.05	\$0.00
Lodgepole pine	6	7.3	\$488.00	\$457.27
White fir			\$494.20	\$0.00
White pine			\$984.08	\$0.00
White wood/other			\$488.00	\$0.00
Red cedar			\$1,447.37	\$0.00
Blue stained			\$478.72	\$0.00
Dead/dry	7	9.2	\$369.71	\$533.48
Total	1,651	12.6	\$638	\$125,825.97

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$13,729.00 Total	Tractor Yarding	1000 Feet	100
Maintenance Costs	\$21,964.00 Total	Other Yarding	Feet	
Slash Costs	Total	Skyline Yarding	Feet	
		Unpaved Haul	7.0 Miles	
		Paved Haul	44.0 Miles	